

**BALTIMORE CITY DEPARTMENT OF PLANNING**  
**URBAN DESIGN AND ARCHITECTURE REVIEW PANEL**  
**MEETING MINUTES**

**Date:** June 27, 2013

**Meeting No.:** 168

**Project:** Harbor Point PUD – Central Plaza & Streetscape

**Phase:** Schematic

**Location:** Harbor Point

---

**PRESENTATION:**

Jonathan Flesher, Senior Developer, of Beatty Development Group LLC again introduced the design team and turned to Richard Jones, landscape architect with Mayhan Rykiel, to describe the changes since the last meeting. Jones reiterated the original design concept based on the image of the prior chrome plant and its multiple pitched roof skyline and gave more details regarding the tilted landscape planes on the southern side of the plaza. Additionally, he indicated that the gaps in the continuous tree spacing on both sides of Dock Street would be eliminated. The retail pavilion has been shifted in location but remains at the west end of the plaza and the water fountain remains at the east end. The raked light pole standards have been revised to be more vertical.

**COMMENTS FROM THE PANEL:**

The Panel continues to have major concerns regarding the role of a retail pavilion, with all of its commercial limitations and requirements, in the overall design of the central plaza. In its current location it remains the dominant feature within the plaza, compromising certain views, and still providing little public utility or civic role. Given its apparent importance as currently presented, more information about its actual design is requested, if in fact, it is to remain at all. Specifically, the Panel felt the following areas still require further development:

- a. **Retail Pavilion** – with multiple opportunities for restaurants and dining facilities directly around the perimeter of the central park consider relocating the retail pavilion to the future and larger Point Park, or consider diminishing its importance by shifting it toward the northeast edge of the central park.
- b. **Relationships** – Continue to study the relationship of the eastern end of the central plaza with the future proposed West Park complex.
- c. **Simplification** – continue to simplify the design of the central plaza and reinforce its role as the holistic main urban outdoor space of the larger project.

**PANEL ACTION:**

Recommend approval of Schematic Phase based on the above comments.

---

**Attending:**

Jonathan Flesher, Senior Developer - Beatty Development Group LLC  
Richard Jones, Michael Humes, Justin Wilson - Mahan Rykiel Associates, Inc  
Todd Harvey – BHC Architects  
Ryan Potter – Gallagher Evelins + Jones

Morgan Webb- SEIU 32BJ

Ms. Jones Allen, Messrs. Bowden,\* Burns & Haresign - UDARP Panel Members

Anthony Cataldo, Christina Gaymon, Wolde Ararsa, Tamara Woods, Laurie Feinberg, Amy Gilder-Busatti –Planning Department